K 2652

WARRANTY DEED

FROM
MARGARET FRIEL TIMOTHY, GDN.

To
J. H. REED, JR.,

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY

Received for record this 28 day of June A. D. 1957
at 2:56 o'clock P. M.,
Noted in Book 88 Page 287
Recorded in Book ____ Page ____
Recording Fee $2.00
County Register
By ____ Dept. Reg.

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Zone Office
LAWYERS TITLE INSURANCE
CORPORATION
of Richmond, Virginia

TENNESSEE TITLE COMPANY

For and in Consideration of the sum of FOURTEEN THOUSAND AND NO/100 ($14,000.00) DOLLARS

paid and to be paid by J. H. Reed, Jr., as follows: the sum of ELEVEN THOUSAND, SEVEN HUNDRED, TWENTY-THREE AND 44/100 ($11,723.44) DOLLARS cash in hand paid, the receipt of which is hereby acknowledged; and for the balance of TWO THOUSAND, TWO HUNDRED, SEVENTY-SIX AND 56/100 ($2,276.56) DOLLARS the said J. H. Reed, Jr., assumes and agrees to pay the unpaid balance of $2,250.00 on the principal, and $26.56 covering accrued interest to date at 5% per annum, on a promissory note for $6,000.00, payable to the order of Third National Bank, Trustee, and secured by deed of trust to W. H. Haynes, Trustee, of record in Book 1242, page 71, Register's Office for Davidson County, Tennessee, payment date of said unpaid balance of $2,250.00 having been extended to October 1, 1958 by instrument of record in Book 2475, page 563, said Register's Office, I, Margaret Friel Timothy, Guardian of Agnes Friel, pursuant to the power and authority vested in me as said guardian by decree of the County Court for Davidson County, Tennessee, dated June 20, 1957, in the cause of In Re: Agnes Friel, Incompetent, Rule No. 33386,

have bargained and sold, and by these presents do transfer and convey unto the said J. H. Reed, Jr., his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being the West part of Lot No. 12 on the Plan of the Subdivision of Lot No. 18 on Belle Meade Plan No. 2, of record in Book 421, page 99, Register's Office for said County.

Said part of Lot No. 12 fronts 112 feet on the easterly side of Enquirer Avenue and runs back between lines, 196 feet on the northerly line, and 193 feet on the southerly line, along the northerly margin of Westover Drive, to a dead line in the rear, on which it measures 112 feet.

Being the same property conveyed to said Agnes Friel, as Agnes Friel Allen, by deed from Houston E. Sexton, et ux, of record in Book 766, page 66, said Register's Office.

This conveyance is made subject to restrictions in the deed from Sadie M. Corson to Helen H. Witherspoon, dated May 29, 1926, of record in Book 700, page 394, as follows:
"Neither of said Lots shall be used for other than a single residence with customary outhouses unless consent in writing for such other uses is given by the then owner of Lots Nos. 1 and 2 on the Plan of the Subdivision of Lot No. 18 in said Belle Meade Plan No. 2.

Seller is to retain possession until August 1, 1957, rent free.

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